

REPLACEMENT TENTATIVE MAP

RABBIT RUN

LEGAL DESCRIPTION

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 5,  
TOWNSHIP 11 SOUTH, RANGE 1 WEST, SAN BERNARDINO MERIDIAN  
IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA

SHEET 1 OF 3 SHEETS  
REPLACEMENT  
ER LOG 06-08-017

SOLAR NOTE

THIS IS A SOLAR SUBDIVISION AS REQUIRED BY SECTION 81.401 (n) OF THE  
SUBDIVISION ORDINANCE - ALL LOTS HAVE AT LEAST 100 SQUARE FEET OF  
UNOBSTRUCTED ACCESS TO SUNLIGHT ON THE BUILDABLE PORTION OF THE LOT.

OWNER/SUBDIVIDER

PAUL J. ROWE, JR. AND ELAINE C. ROWE  
P.O. BOX 690  
VALLEY CENTER, CA 92082  
HOME PHONE (760) 749-5359  
OFFICE PHONE (760) 743-1311

PAUL J. ROWE JR., OWNER

ELAINE C. ROWE, OWNER

DATE

DATE

EXISTING ZONING

USE REGULATIONS	A-70
NEIGHBORHOOD REGS	L
DENSITY	.50
LOT SIZE	2 AC
BUILDING TYPE	C
MAX FIR AREA	-
FIR AREA RATIO	-
HEIGHT	G
COVERAGE	-
SETBACK	C
OPEN SPACE	-
SPECIAL AREA REGS	-

APN 188-160-54 TAX RATE AREA 94-075

SUPPLEMENTAL INFORMATION

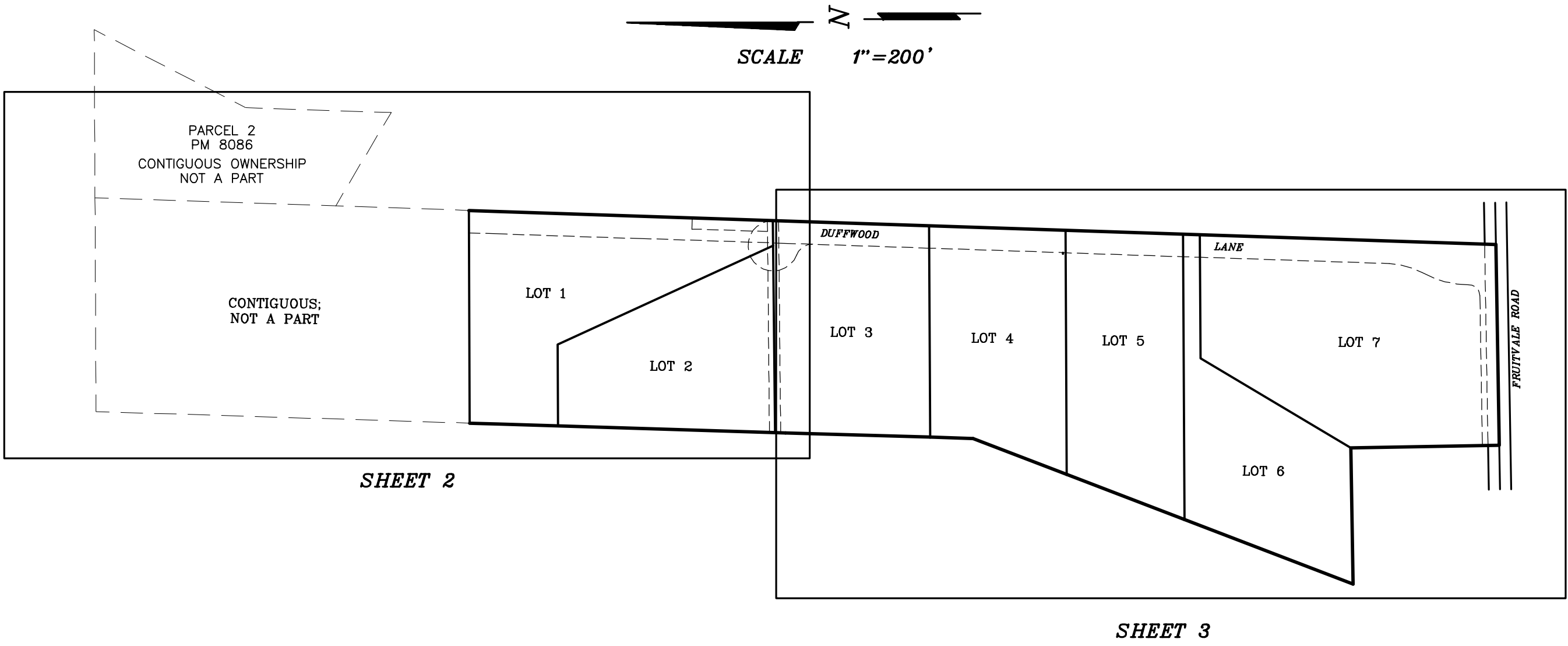
- EXISTING ZONING: A-70
- COMMUNITY PLANNING: VALLEY CENTER PLANNING
- GENERAL PLAN DESIGNATION: (17) ESTATE RESIDENTIAL APN 188-160-54
- REGIONAL CATEGORY: EDA
- WATER: VALLEY CENTER MUNICIPAL WATER DISTRICT
- SEWER/SEPTIC: SUBSURFACE DISPOSAL (SEPTIC)
- NUMBER OF LOTS: 7
- NUMBER OF DWELLING UNITS: 7
- NUMBER OF ACRES: 17.70 +/- AC GROSS 15.7 +/- AC NET
- TOPOGRAPHY: TOWILL AERIAL, FILE NO. 05-11356-101, DATED: 09-28-2005
- FIRE PROTECTION: VALLEY CENTER FIRE PROTECTION DISTRICT
- SCHOOL DISTRICT: VALLEY CENTER HIGH SCHOOL AND VALLEY CENTER ELEMENTARY SCHOOL
- FEES TO BE PAID IN LIEU OF DEDICATION FOR PARK LAND.
- NO SPECIAL ASSESSMENT ACT PROCEEDINGS ARE PROPOSED.
- STREET LIGHTS TO BE INSTALLED IN ACCORDANCE WITH SAN DIEGO COUNTY STANDARDS.
- ALL CUT SLOPES: 1 1/2 : 1
- ALL FILL SLOPES 2 : 1
- POTABLE WATER LINES ON OR NEAR THIS PROPERTY ARE AS SHOWN.
- MINIMUM LOT SIZE: 2 AC GROSS
- NO GRADING IS PROPOSED.
- ALL BUILDINGS TO REMAIN.

PAXTON SURVEYING & ENGINEERING  
P.O. BOX 2759  
ESCONDIDO, CA 92033  
(760) 294-4871

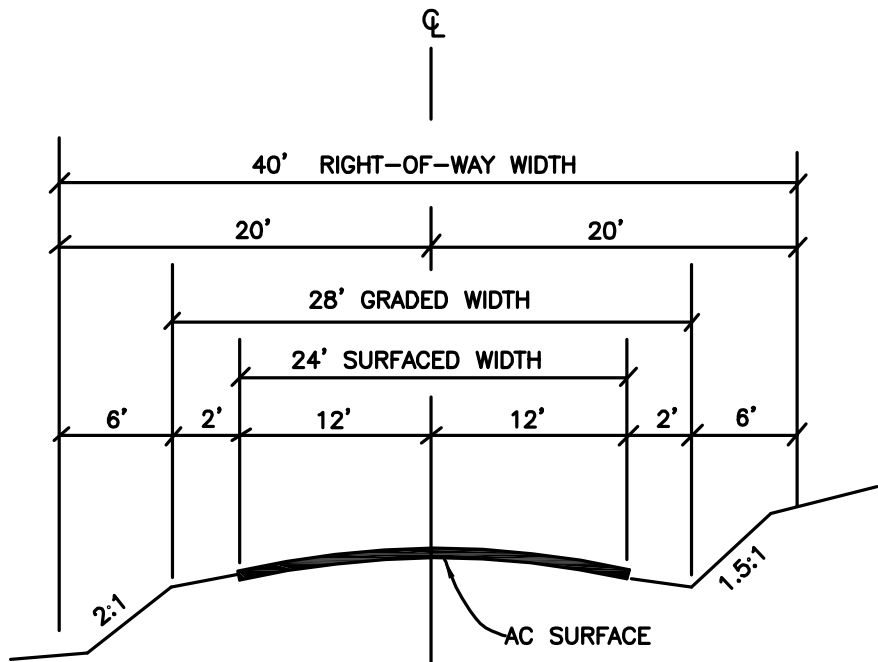
SEA BRIGHT CO.  
4322 SEA BRIGHT PLACE  
CARLSBAD, CA 92008  
(760) 720-0098

LAWRENCE PAXTON, PLS 4447 DATE

ROBERT O. SUKUP, RCE 28302 DATE

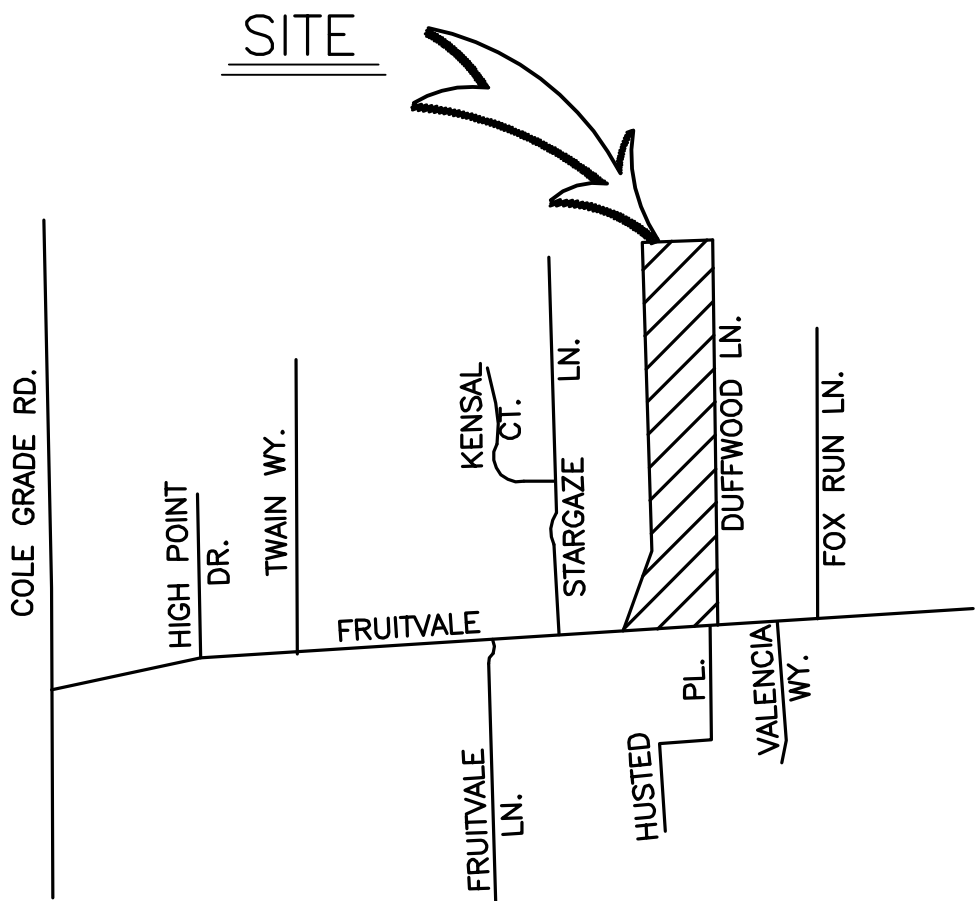


KEY MAP



TYPICAL SECTION

DUFFWOOD LANE  
PRIVATE ROAD EASEMENT  
NO SCALE



VICINITY MAP

NO SCALE  
THOM. BROS. PG. 1070, H-7

S-1 SLOPE ANALYSIS

LOT NO.	AVERAGE % SLOPE
1	12.5%
2	12.0%
3	7.0%
4	6.0%
5	5.0%
6	4.0%
7	3.0%